

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Queen Anne / 12
Previous Physical Inspection: 2003

Sales - Improved Summary:

Number of Sales: 466
 Range of Sale Dates: 1/2002 - 10/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$217,400	\$283,700	\$501,100	\$523,100	95.8%	7.56%
2004 Value	\$224,700	\$294,400	\$519,100	\$523,100	99.2%	7.41%
Change	+\$7,300	+\$10,700	+\$18,000		+3.4%	-0.15%
% Change	+3.4%	+3.8%	+3.6%		+3.5%	-1.98%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.15% and -1.98% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$238,900	\$288,500	\$527,400
2004 Value	\$247,000	\$298,000	\$545,000
Percent Change	+3.4%	+3.3%	+3.3%

Number of one to three unit residences in the Population: 4993

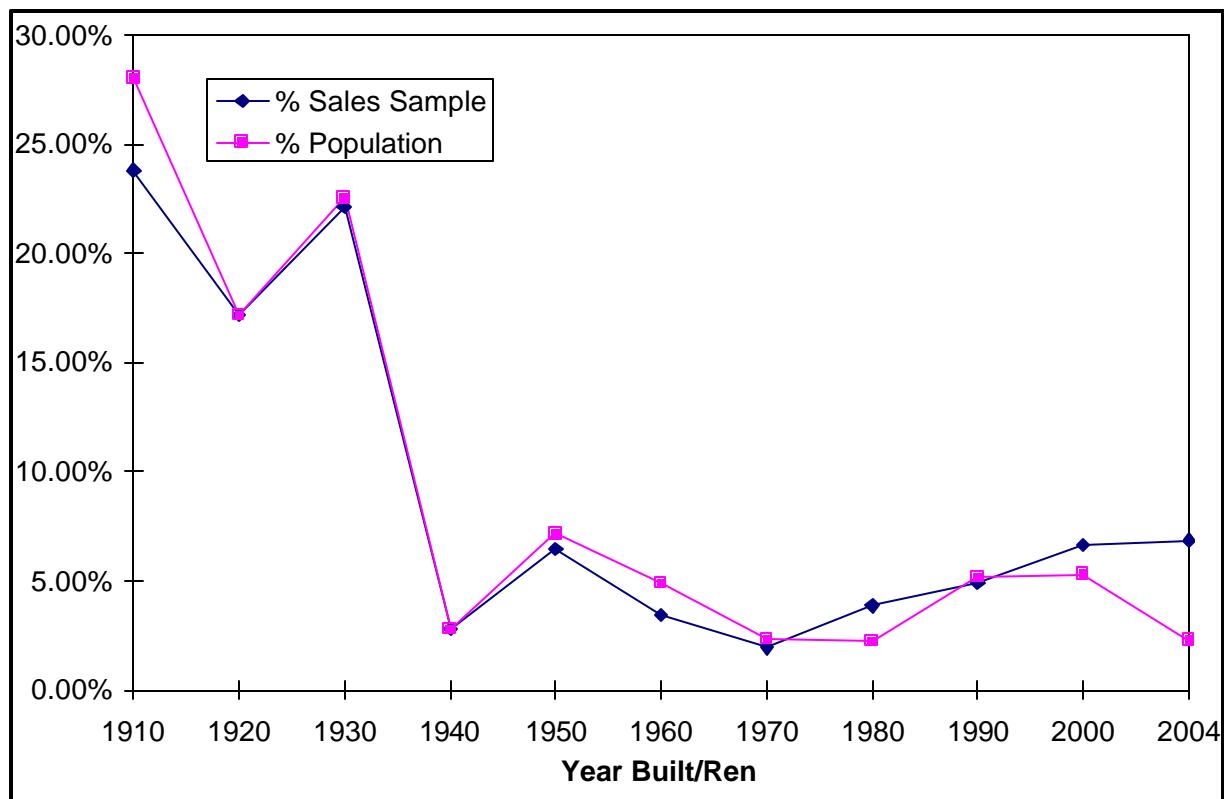
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes with an Above Grade Living Area greater than 3000 square feet and that were located in sub area 2 were found to have a higher assessment level and therefore a downward adjustment was necessary. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	111	23.82%
1920	80	17.17%
1930	103	22.10%
1940	13	2.79%
1950	30	6.44%
1960	16	3.43%
1970	9	1.93%
1980	18	3.86%
1990	23	4.94%
2000	31	6.65%
2004	32	6.87%
	466	

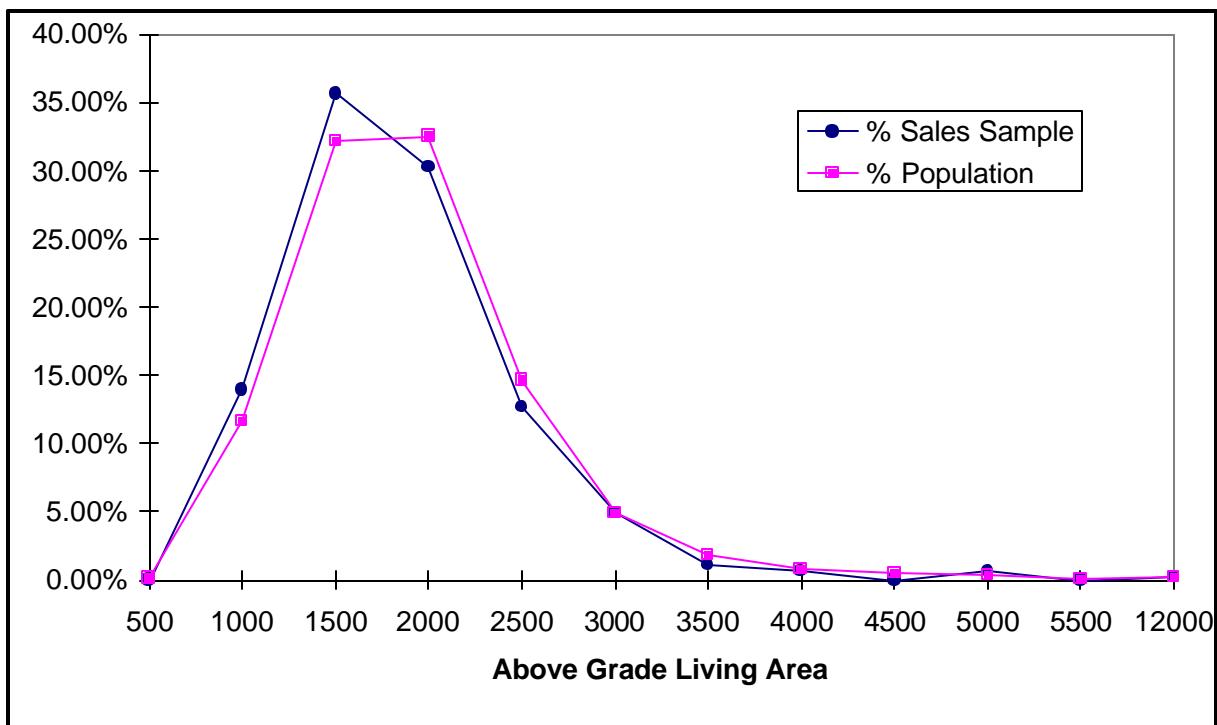
Population		
Year Built/Ren	Frequency	% Population
1910	1400	28.04%
1920	859	17.20%
1930	1126	22.55%
1940	140	2.80%
1950	358	7.17%
1960	246	4.93%
1970	116	2.32%
1980	111	2.22%
1990	258	5.17%
2000	265	5.31%
2004	114	2.28%
	4993	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

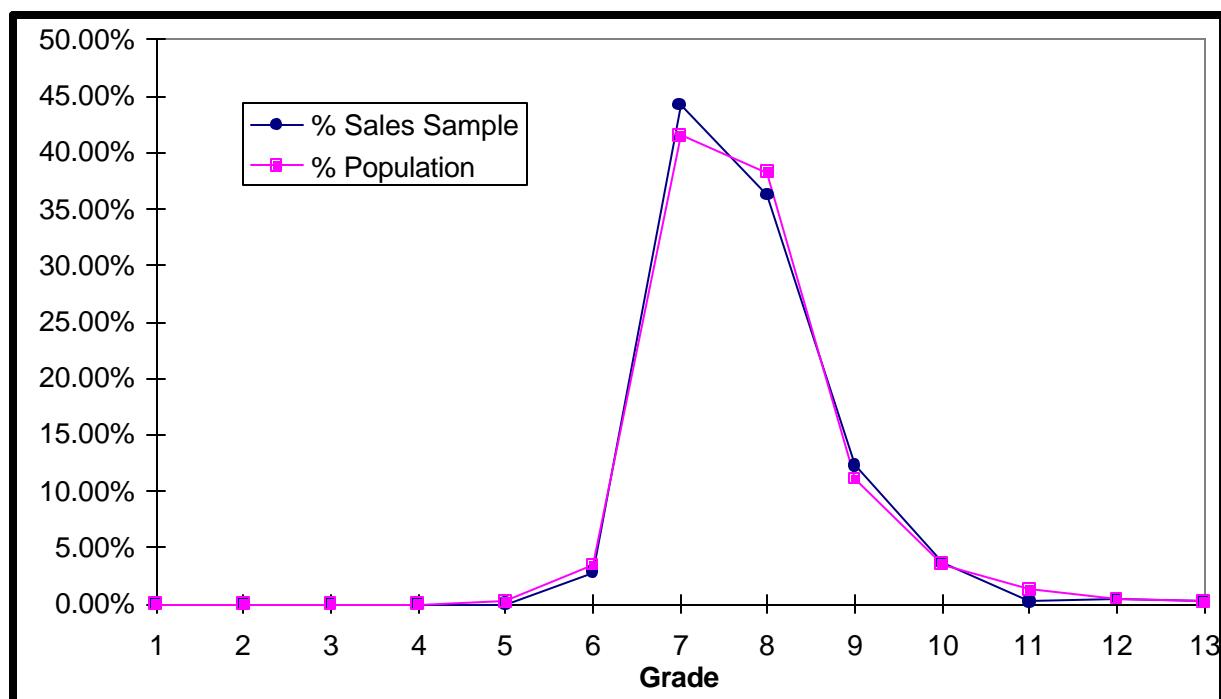
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	8	0.16%
1000	65	13.95%	1000	583	11.68%
1500	166	35.62%	1500	1608	32.21%
2000	141	30.26%	2000	1624	32.53%
2500	59	12.66%	2500	731	14.64%
3000	23	4.94%	3000	247	4.95%
3500	5	1.07%	3500	93	1.86%
4000	3	0.64%	4000	39	0.78%
4500	0	0.00%	4500	25	0.50%
5000	3	0.64%	5000	18	0.36%
5500	0	0.00%	5500	4	0.08%
12000	1	0.21%	12000	13	0.26%
	466			4993	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

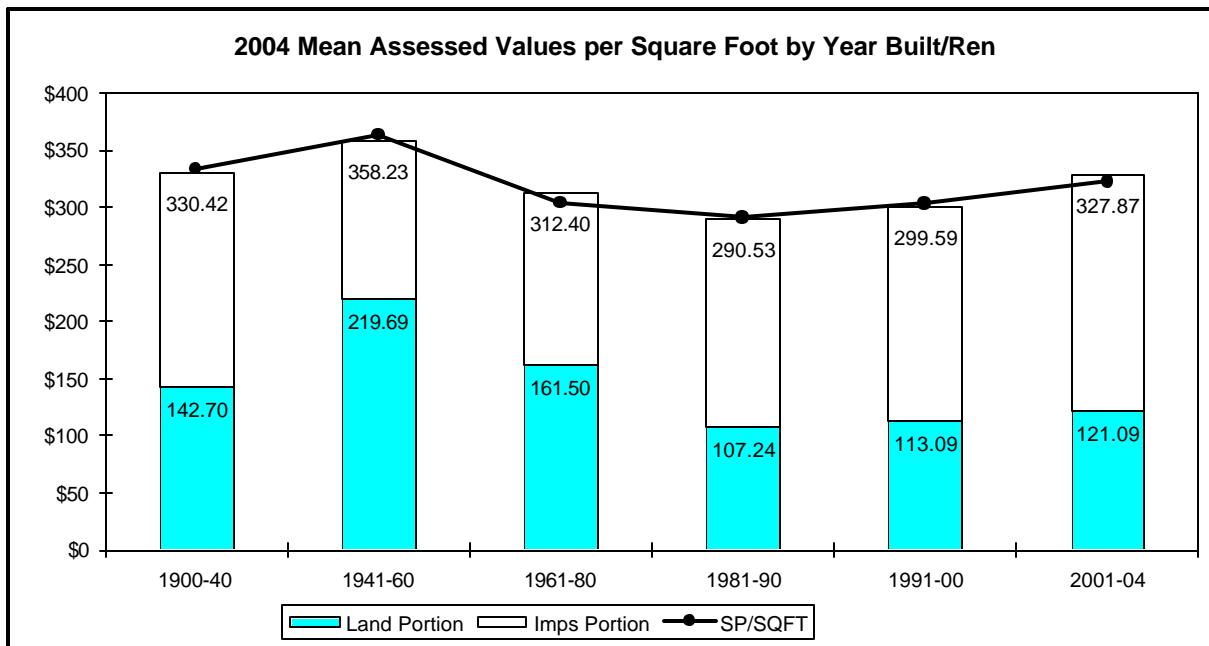
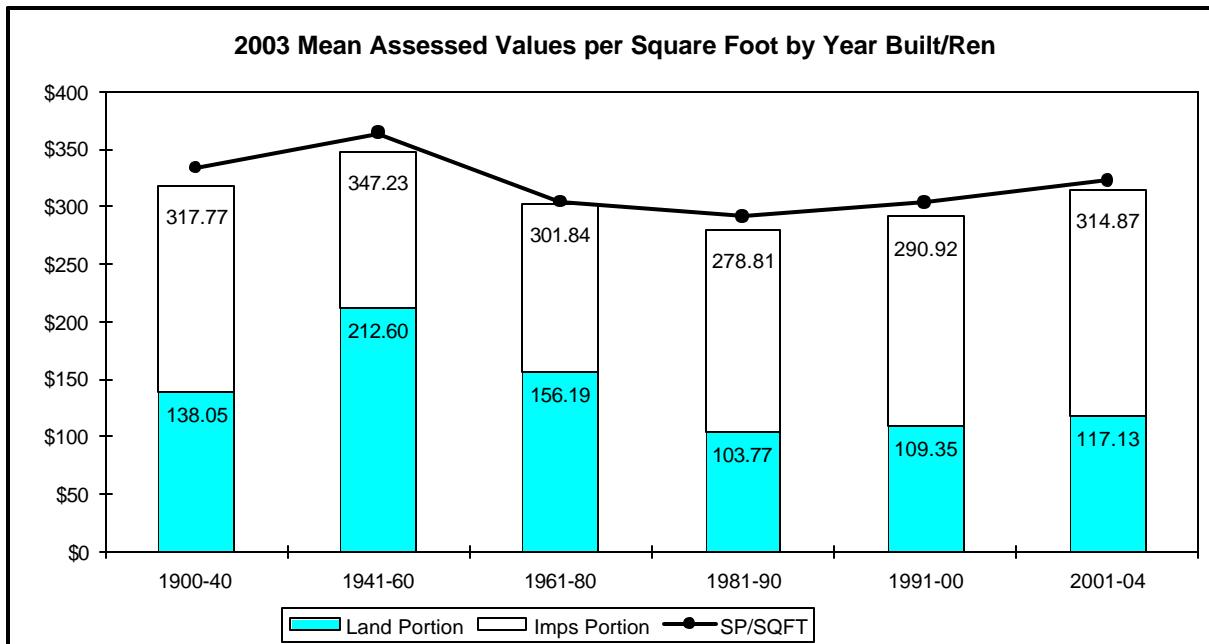
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	9	0.18%
6	13	2.79%	6	174	3.48%
7	206	44.21%	7	2072	41.50%
8	169	36.27%	8	1911	38.27%
9	57	12.23%	9	555	11.12%
10	17	3.65%	10	176	3.52%
11	1	0.21%	11	64	1.28%
12	2	0.43%	12	21	0.42%
13	1	0.21%	13	11	0.22%
	466			4993	



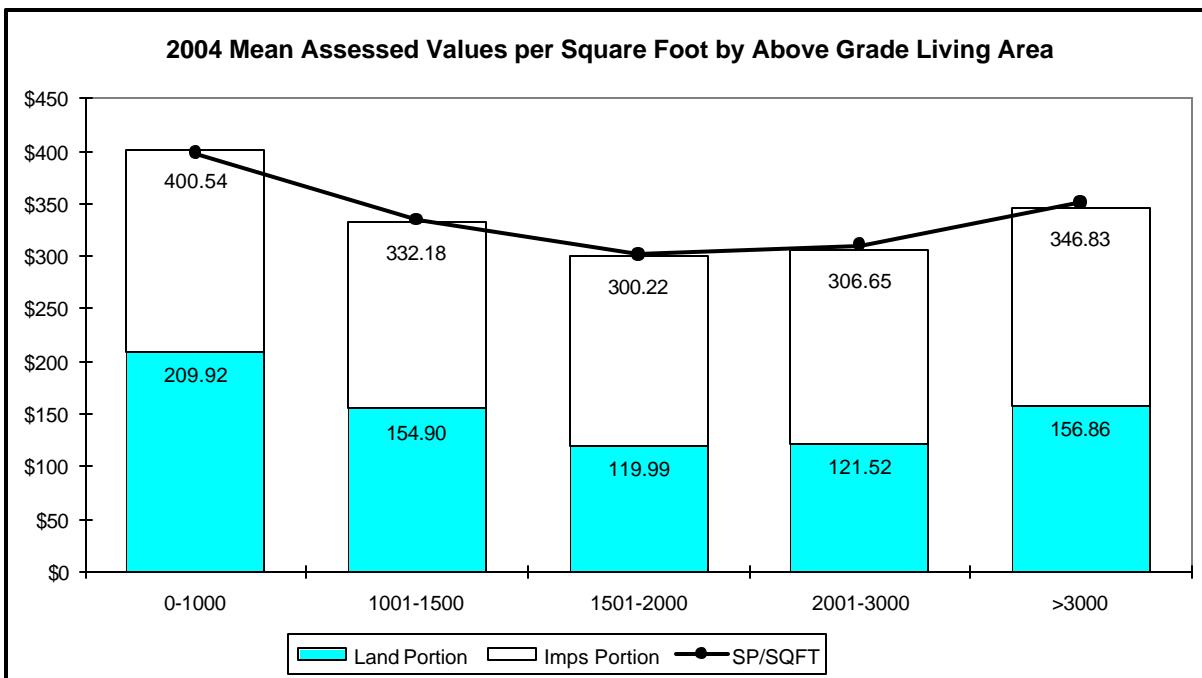
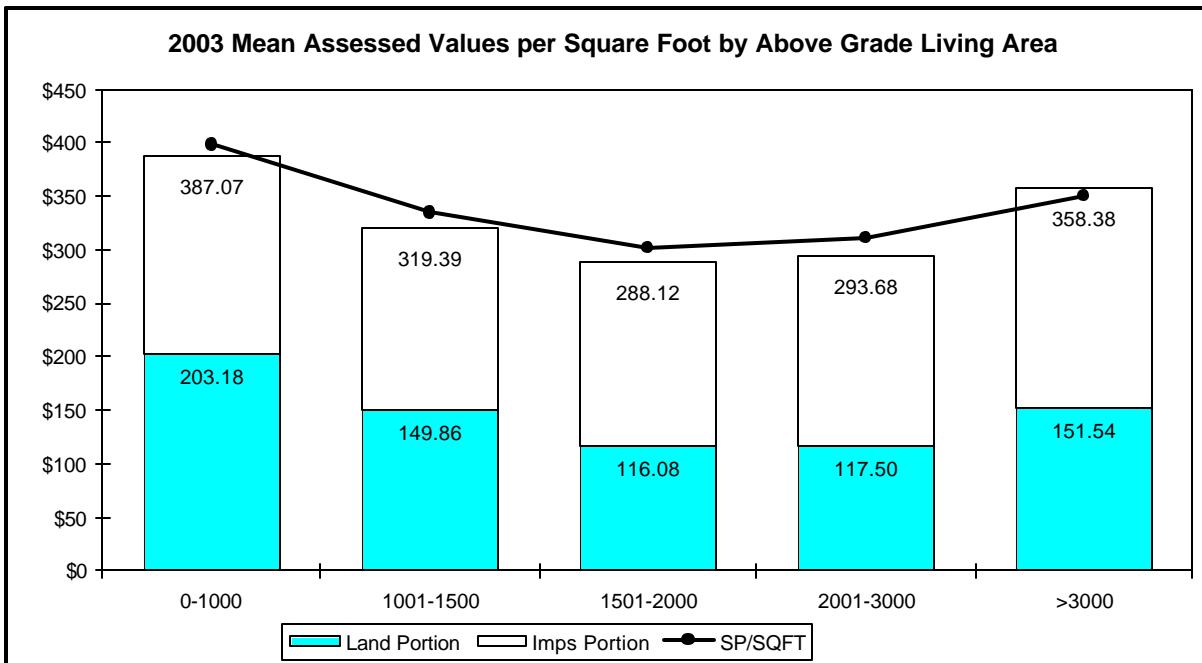
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



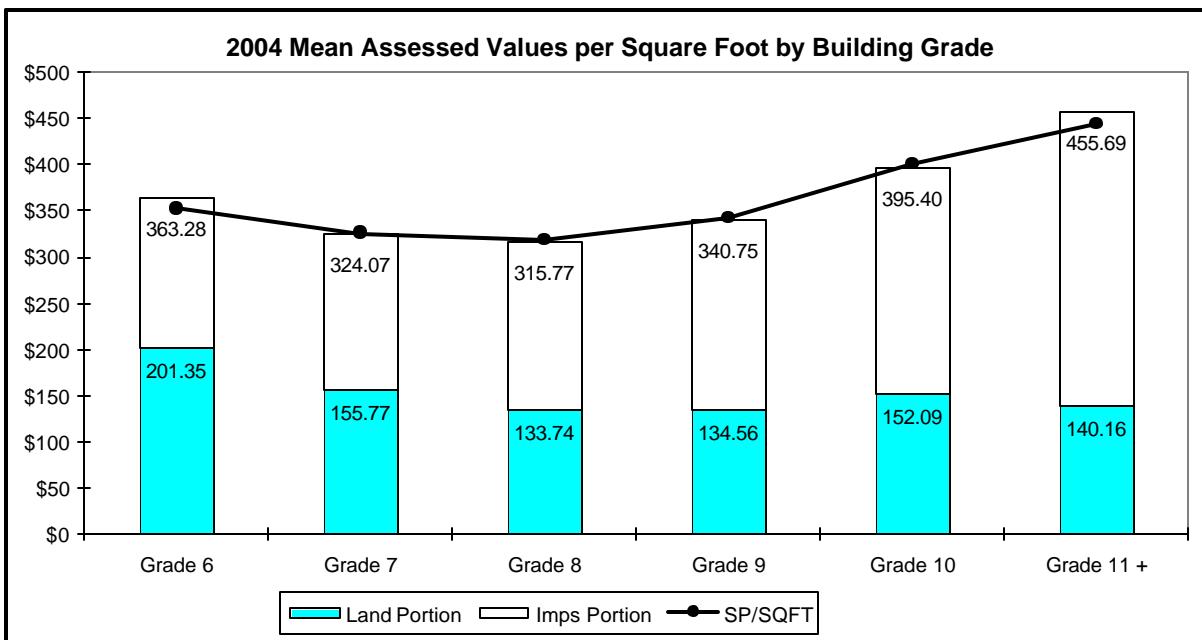
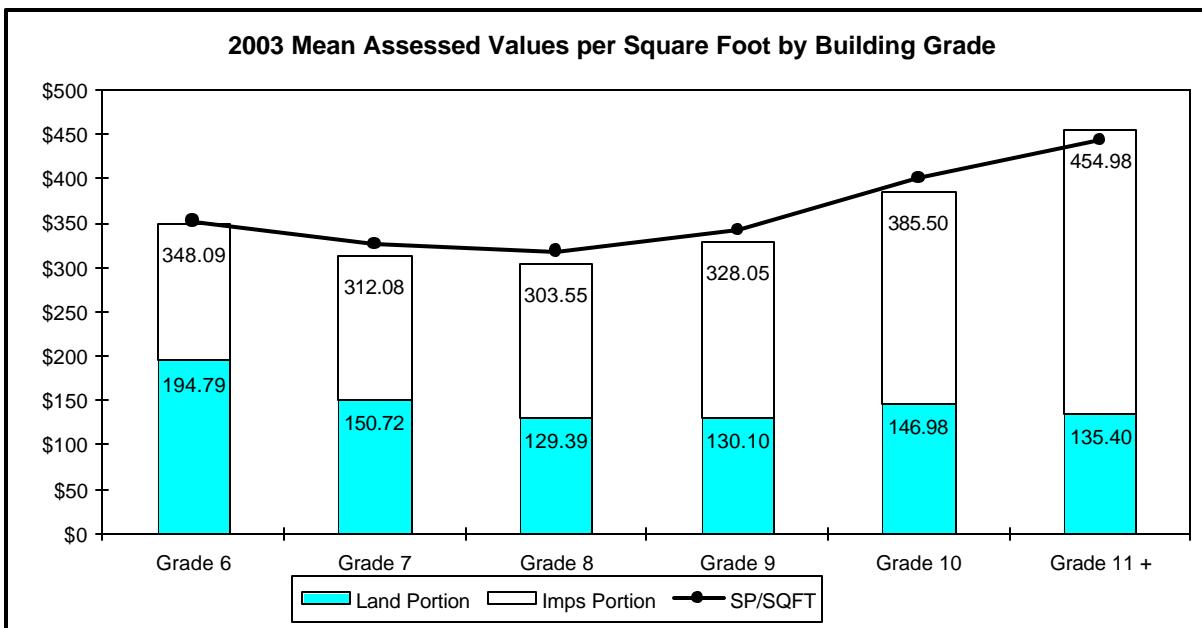
These charts clearly show an improvement in assessment level and uniformity by Year Built or Renovated (whichever is later) as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**

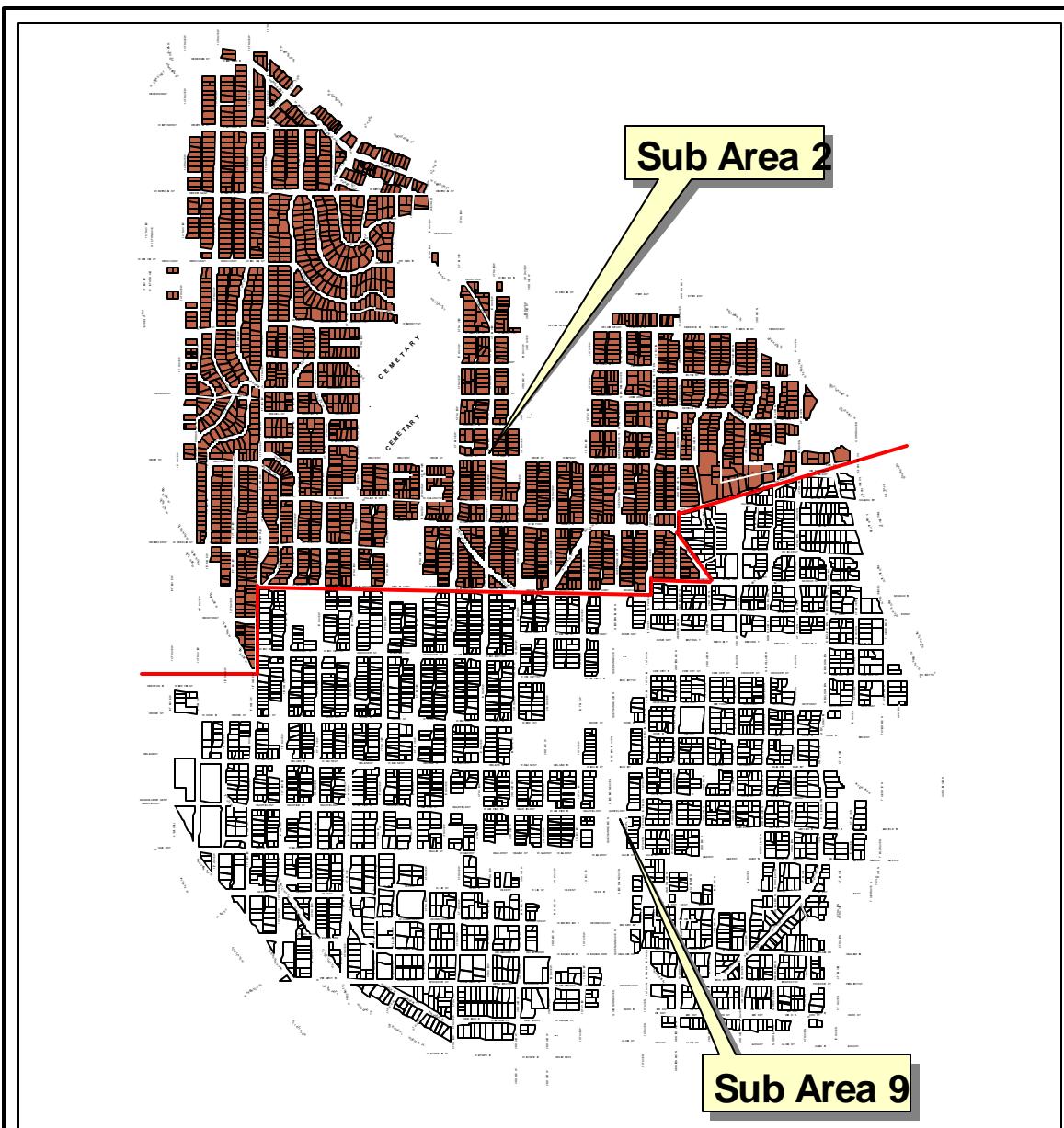


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



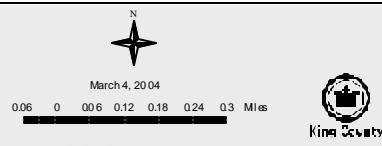
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Queen Anne

Sub Areas

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties of any kind, expressed or implied, concerning the completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 10/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed 2/12/2004 to test the resultant assessment level using later 2003 sales. There were 49 additional useable improved sales. The weighted mean ratio dropped from 0.992 to 0.988 for one to 3 unit residences. This change is not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 3 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 3.6% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$\text{2004 Land Value} = \text{2003 Land Value} \times 1.036, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 466 usable residential sales in the area. The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in SubArea 2 would approximately receive a 3.07% upward adjustment (5.21% - 2.14%). There are 2,332 parcels that will get this adjustment.

Homes with AGLA greater than 3000 square feet would approximately receive a 3.18% downward adjustment (5.21% - 8.39%). There are 192 parcels that will get this adjustment.

Homes located in SubArea 2 with AGLA greater than 3000 square feet would approximately receive a 5.32% downward adjustment (5.21% - 2.14% - 8.39%). There are 16 parcels that will get this adjustment.

The derived adjustment formula is:

2004 Total Value = 2003 Total Value / 0.9504449 + 0.01977499 If in sub area 2 + 0.08235156 If AGLA > 3000.

The resulting total value is rounded down to the next \$1,000, *then*:

2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the formula derived from improvement number 1 is used to derive the new total value.

*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

*If “accessory improvements only”, then there is no change to the improvement value.
(2004 Land Value + Previous Improvement Value * 1.00).

*If vacant parcels (no improvement value) only the land adjustment applies.

*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)

*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

*If residential properties exist on commercially zoned land, there is no change from previous value.
(2004 total value = 2003 total value)

Mobile Home Update

There were no mobile home in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 12 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.21%

SubArea=2	Yes
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% Adjustment	-2.14%
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Agla>3000	Yes
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% Adjustment	-8.39%
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Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, homes located in SubArea 2 would *approximately* receive a 3.07% upward adjustment (5.21% - 2.14%). There are 2,332 parcels that will get this adjustment.

Homes with AGLA greater than 3000 square feet would approximately receive a 3.18% downward adjustment (5.21% - 8.39%). There are 192 parcels that will get this adjustment.

Homes located in SubArea 2 with AGLA greater than 3000 square feet would approximately receive a 5.32% downward adjustment (5.21% - 2.14% - 8.39%). There are 16 parcels that will get this adjustment.

This model corrects for these strata differences.

50% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 12 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.992.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	13	0.990	1.033	4.4%	0.991	1.075
7	206	0.955	0.992	3.9%	0.981	1.003
8	169	0.952	0.990	4.0%	0.979	1.000
9	57	0.962	0.996	3.6%	0.980	1.012
10	17	0.960	0.976	1.7%	0.939	1.014
11 and above	4	1.035	1.026	-0.9%	0.928	1.123
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1940	307	0.952	0.988	3.8%	0.979	0.997
1941-1960	46	0.955	0.986	3.2%	0.967	1.004
1961-1980	27	0.999	1.027	2.7%	1.004	1.050
1981-2000	54	0.964	0.994	3.1%	0.974	1.013
>2000	32	0.967	1.008	4.2%	0.987	1.029
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2	6	0.947	0.974	2.8%	0.904	1.043
3	269	0.957	0.992	3.7%	0.983	1.001
4	116	0.961	0.993	3.3%	0.979	1.006
5	75	0.958	0.993	3.7%	0.976	1.010

Area 12 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.992.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	129	0.968	1.004	3.8%	0.990	1.018
1.5	153	0.947	0.986	4.1%	0.974	0.999
2	160	0.955	0.992	3.8%	0.981	1.002
2.5	11	0.990	0.992	0.2%	0.954	1.030
3	13	0.982	0.984	0.2%	0.942	1.026
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Less than 1001	65	0.970	1.004	3.5%	0.983	1.024
1001-1500	166	0.954	0.992	4.0%	0.980	1.003
1501-2000	141	0.955	0.995	4.2%	0.983	1.007
2001-3000	82	0.944	0.986	4.4%	0.971	1.001
More than 3000	12	1.022	0.990	-3.2%	0.949	1.030
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0	286	0.955	0.993	4.0%	0.984	1.002
1	180	0.961	0.991	3.1%	0.981	1.002

Area 12 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.992.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

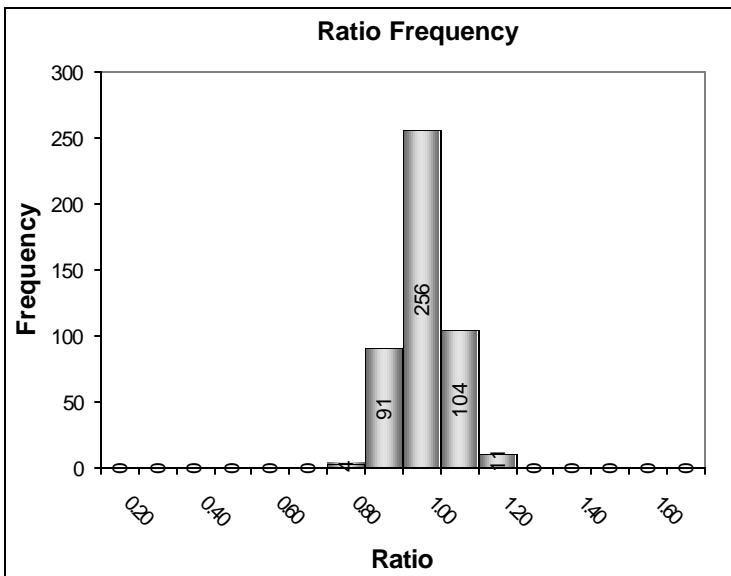
It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	466	0.958	0.992	3.6%	0.986	0.999
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2	230	0.965	0.993	3.0%	0.985	1.002
9	236	0.953	0.992	4.0%	0.981	1.002
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	91	0.961	1.001	4.1%	0.984	1.017
03000-05000	250	0.953	0.991	4.0%	0.982	1.001
05001-08000	112	0.962	0.994	3.3%	0.980	1.007
08001-12000	9	0.957	0.986	3.0%	0.932	1.040
>12000	4	0.987	0.959	-2.8%	0.891	1.027

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: WC / Team - 3	Lien Date: 01/01/2003	Date of Report: 3/3/2004	Sales Dates: 1/2002 - 10/2003
Area 12 / Queen Anne	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	466		
Mean Assessed Value	501,100		
Mean Sales Price	523,100		
Standard Deviation AV	250.118		
Standard Deviation SP	256.903		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.962		
Median Ratio	0.977		
Weighted Mean Ratio	0.958		
UNIFORMITY			
Lowest ratio	0.784		
Highest ratio:	1.137		
Coefficient of Dispersion	5.84%		
Standard Deviation	0.073		
Coefficient of Variation	7.56%		
Price Related Differential (PRD)	1.005		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.967		
Upper limit	0.984		
95% Confidence: Mean			
Lower limit	0.956		
Upper limit	0.969		
SAMPLE SIZE EVALUATION			
N (population size)	4993		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.073		
Recommended minimum:	8		
Actual sample size:	466		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	198		
# ratios above mean:	268		
Z:	3.243		
Conclusion:	Non-normal		



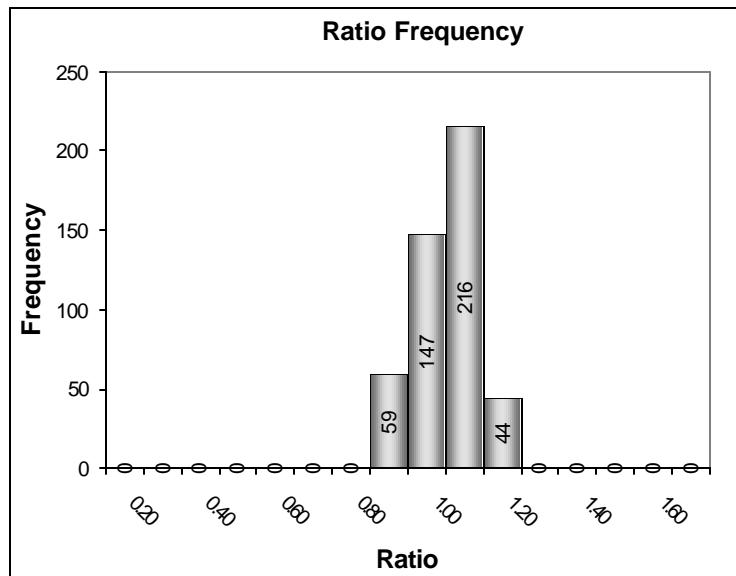
COMMENTS:

1 to 3 Unit Residences throughout area 12

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: WC / Team - 3	Lien Date: 01/01/2004	Date of Report: 3/3/2004	Sales Dates: 1/2002 - 10/2003
Area 12 / Queen Anne	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	466		
Mean Assessed Value	519,100		
Mean Sales Price	523,100		
Standard Deviation AV	249,717		
Standard Deviation SP	256,903		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	1.013		
Weighted Mean Ratio	0.992		
UNIFORMITY			
Lowest ratio	0.824		
Highest ratio:	1.168		
Coefficient of Dispersion	5.72%		
Standard Deviation	0.074		
Coefficient of Variation	7.41%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
Lower limit	1.004		
Upper limit	1.019		
95% Confidence: Mean			
Lower limit	0.992		
Upper limit	1.006		
SAMPLE SIZE EVALUATION			
N (population size)	4993		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.074		
Recommended minimum:	9		
Actual sample size:	466		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	200		
# ratios above mean:	266		
Z:	3.057		
Conclusion:	Non-normal		



COMMENTS:

1 to 3 Unit Residences throughout area 12

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
002	701320	0010	8/17/02	\$299,000	580	0	6	1919	3	2960	N	N	432 W MCGRAW PL	
002	681910	0355	10/8/02	\$322,000	880	140	6	1950	3	6000	N	N	2916 1ST AV W	
002	524480	0220	11/7/02	\$240,000	910	0	6	1947	3	4000	Y	N	2919 3RD AV N	
002	274960	0020	1/3/03	\$375,000	1350	170	6	1929	3	4800	Y	N	3444 11TH AV W	
002	265250	0065	2/5/02	\$296,500	1545	0	6	1925	3	3600	N	N	2560 3RD AV W	
002	097600	0645	7/11/03	\$325,000	650	650	7	1977	3	6350	N	N	2812 4TH AV W	
002	744300	0640	5/27/03	\$304,000	700	700	7	1959	3	4400	N	N	806 W ARGAND ST	
002	744300	0652	8/13/03	\$290,000	700	90	7	2003	3	1123	N	N	814 A W ARGAND ST	
002	744300	0652	8/27/03	\$268,000	700	90	7	2003	3	1123	N	N	814 A W ARGAND ST	
002	744300	0651	8/13/03	\$267,000	700	90	7	2003	3	1122	N	N	814 B W ARGAND ST	
002	253330	0135	4/22/03	\$290,000	720	0	7	1919	3	2720	N	N	1008 W ARMOUR ST	
002	277060	3785	5/9/02	\$275,000	720	0	7	1913	3	4500	N	N	3031 1/2 14TH AV W	
002	681910	0140	6/12/03	\$294,500	730	0	7	1923	4	3200	Y	N	2719 QUEEN ANNE AV N	
002	701320	0065	9/5/03	\$389,950	770	0	7	1907	4	4800	N	N	2408 5TH AV W	
002	690520	0140	7/30/03	\$365,000	780	580	7	1947	3	3912	N	N	3026 12TH AV W	
002	197220	5645	6/17/03	\$300,000	790	610	7	1909	4	4500	Y	N	16 FLORENTIA ST	
002	265250	0185	2/13/03	\$319,500	800	0	7	1908	3	3600	N	N	2541 2ND AV W	
002	511340	0431	5/15/03	\$381,500	820	720	7	1946	3	6872	Y	N	2825 13TH AV W	
002	511340	0474	3/10/03	\$390,000	830	800	7	1946	3	4980	Y	N	2843 12TH AV W	
002	681910	0130	3/14/02	\$265,000	830	200	7	1924	3	4800	Y	N	2711 QUEEN ANNE AV N	
002	277160	1730	7/18/03	\$346,200	840	0	7	1924	5	3400	Y	N	2256 12TH AV W	
002	265250	0075	5/10/02	\$342,000	860	230	7	1928	3	4800	N	N	2554 3RD AV W	
002	511340	0354	9/17/03	\$315,000	860	860	7	1947	3	5382	N	N	2627 13TH AV W	
002	524480	1161	7/11/02	\$370,000	880	800	7	1940	5	4945	N	N	2614 3RD AV N	
002	253330	0210	4/16/03	\$350,000	890	240	7	1951	3	5510	Y	N	2821 10TH AV W	
002	511340	0580	9/24/03	\$335,000	900	0	7	1946	3	4752	N	N	2844 13TH AV W	
002	169990	0026	6/23/03	\$277,000	920	0	7	1939	3	3680	N	N	354 QUEEN ANNE DR	
002	524480	1581	4/11/02	\$315,000	930	500	7	1910	3	3704	Y	N	109 NEWELL ST	
002	253330	0585	4/15/03	\$462,000	940	0	7	1925	4	3420	N	N	2902 11TH AV W	
002	511340	0319	7/3/03	\$308,950	940	0	7	1946	3	4412	N	N	2659 13TH AV W	

Improved Sales Used in this Annual Update Analysis
Area 12
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	277110	5060	8/9/02	\$333,500	940	640	7	1956	3	4000	Y	N	2521 12TH AV W
002	197220	5690	4/22/02	\$353,700	950	880	7	1960	3	3600	Y	N	42 FLORENTIA ST
002	524480	0455	4/29/03	\$359,000	950	0	7	1908	4	4000	N	N	2921 2ND AV N
002	272160	0185	12/18/02	\$520,000	960	830	7	1925	5	7080	Y	N	2526 WARREN AV N
002	242503	9073	11/20/02	\$291,950	960	0	7	1914	3	2640	N	N	811 W HALLADAY ST
002	197220	5695	7/18/03	\$325,000	970	600	7	1938	3	1994	N	N	46 FLORENTIA ST
002	277060	4670	4/28/03	\$355,000	970	800	7	1952	3	6000	Y	N	3451 13TH AV W
002	524480	0570	2/27/03	\$299,000	970	0	7	1921	3	4000	N	N	2919 WARREN AV N
002	286710	0070	9/11/02	\$347,500	980	0	7	1918	3	2760	N	N	2708 9TH AV W
002	690520	0260	4/10/03	\$350,000	980	800	7	1948	3	4618	Y	N	1214 W BARRETT ST
002	524480	1735	5/21/02	\$346,500	990	300	7	1952	3	3360	N	N	2708 NOB HILL AV N
002	342960	0005	9/18/02	\$408,000	990	860	7	1904	5	3500	N	N	2602 9TH AV W
002	690520	0205	8/22/03	\$332,000	990	660	7	1949	3	4646	Y	N	3027 12TH AV W
002	253330	0150	8/5/02	\$349,500	1000	0	7	1919	3	2640	N	N	1012 W ARMOUR ST
002	744300	0455	3/5/02	\$330,000	1000	0	7	1950	3	3618	Y	N	3400 9TH AV W
002	511340	0085	11/20/02	\$344,000	1010	360	7	1941	3	4905	N	N	2821 11TH AV W
002	701520	0715	4/16/02	\$290,000	1010	0	7	1953	3	6600	N	N	3229 7TH AV W
002	681910	0135	5/15/02	\$310,000	1010	0	7	1924	3	4800	Y	N	2715 QUEEN ANNE AV N
002	701520	0385	4/9/03	\$365,000	1020	580	7	1950	3	4875	N	N	3311 9TH AV W
002	701220	0085	9/23/02	\$350,000	1040	0	7	1965	4	3825	N	N	312 W SMITH ST
002	796510	0225	9/17/03	\$336,500	1040	0	7	1920	3	5400	N	N	2562 8TH AV W
002	265250	2010	8/20/02	\$384,000	1050	0	7	1913	4	1560	N	N	2412 2ND AV W
002	744300	0493	5/1/02	\$345,000	1060	530	7	2001	3	3109	Y	N	669 W EMERSON ST
002	511340	0148	10/18/02	\$400,000	1070	600	7	1947	3	4566	Y	N	1211 W BOTHWELL ST
002	511340	0168	2/27/02	\$380,000	1070	1070	7	1947	3	5808	Y	N	1217 W BOTHWELL ST
002	265250	2035	5/29/02	\$360,000	1080	720	7	1940	3	3480	N	N	120 W MCGRAW ST
002	511340	0113	10/22/03	\$341,340	1080	120	7	1947	3	5600	Y	N	2667 11TH AV W
002	744300	1466	10/7/03	\$370,000	1110	880	7	1995	3	2703	N	N	3436 9TH AV W
002	524480	0695	12/5/02	\$335,000	1120	0	7	1910	4	2000	Y	N	157 FULTON ST
002	701520	0916	1/22/02	\$336,000	1130	240	7	1946	3	4513	N	N	735 W FLORENTIA PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	277060	4780	4/8/02	\$355,000	1130	900	7	1952	3	3800	Y	N	3641 13TH AV W
002	277060	5280	5/9/02	\$280,000	1150	0	7	1900	3	5520	N	N	3212 13TH AV W
002	511340	0585	8/19/03	\$383,950	1160	110	7	1946	3	4687	N	N	2848 13TH AV W
002	744300	0492	10/24/03	\$385,000	1160	580	7	2001	3	1068	Y	N	667 W EMERSON ST
002	744300	0492	5/9/02	\$375,000	1160	580	7	2001	3	1068	Y	N	667 W EMERSON ST
002	927020	0290	12/9/02	\$340,000	1180	0	7	1904	3	3600	N	N	2401 5TH AV W
002	265250	1355	1/13/03	\$383,500	1200	200	7	1908	4	3480	N	N	20 SMITH ST
002	690520	0115	10/21/03	\$489,000	1240	1000	7	1948	3	7367	Y	N	3002 12TH AV W
002	286710	0250	2/18/03	\$401,500	1240	400	7	1905	3	3741	N	N	2815 8TH AV W
002	787150	0300	6/16/03	\$399,000	1240	0	7	1921	3	3273	N	N	2584 10TH AV W
002	265250	1290	6/17/03	\$470,000	1240	1180	7	1935	5	4500	Y	N	2531 1ST AV N
002	265250	1485	3/18/03	\$520,000	1250	1240	7	1921	3	5400	N	N	2419 1ST AV N
002	277060	4155	3/11/03	\$394,300	1250	810	7	1930	3	3960	Y	N	1308 W WHEELER ST
002	524480	1270	2/12/03	\$344,900	1250	0	7	1984	3	3943	N	N	2607 3RD AV N
002	701520	0825	10/23/03	\$429,950	1260	720	7	1950	3	4320	N	N	743 W ETRURIA ST
002	286710	0190	8/8/03	\$453,000	1260	0	7	1926	5	4500	N	N	826 W ARMOUR ST
002	511340	0249	5/24/02	\$383,000	1260	770	7	1947	3	6292	N	N	2652 13TH AV W
002	277060	4782	6/21/03	\$329,000	1264	0	7	2002	3	2203	Y	N	3641 B 13TH AV W
002	277060	4333	4/18/03	\$389,500	1270	340	7	1992	3	1500	N	N	2841 PROSCH AV W
002	285120	0090	4/18/02	\$439,000	1300	0	7	1912	4	5080	N	N	2565 4TH AV W
002	701520	0455	8/14/03	\$348,000	1300	0	7	1950	3	6920	N	N	824 W DRAVUS ST
002	277060	4495	3/16/02	\$310,000	1320	0	7	1984	3	4250	N	N	3203 13TH AV W
002	097600	0625	6/20/02	\$429,950	1330	0	7	1986	3	4762	N	N	2822 4TH AV W
002	524480	1470	10/28/03	\$385,000	1330	0	7	1910	4	1724	Y	N	2637 2ND AV N
002	524480	0560	8/15/03	\$355,000	1350	0	7	1920	3	4000	N	N	2911 WARREN AV N
002	242503	9118	6/18/02	\$365,000	1350	0	7	1928	3	5040	N	N	2565 3RD AV W
002	277060	4655	5/1/03	\$433,000	1350	720	7	1963	4	6000	Y	N	3437 13TH AV W
002	277110	4835	6/16/03	\$410,000	1360	0	7	1900	3	4000	Y	N	2541 11TH AV W
002	197220	5696	9/5/03	\$325,000	1370	220	7	2003	3	1404	Y	N	48 FLORENTIA ST
002	242503	9122	3/13/03	\$394,950	1370	500	7	1928	4	5040	N	N	2561 3RD AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	265250	1690	9/18/02	\$340,000	1370	0	7	1905	3	3600	N	N	2425 QUEEN ANNE AV N
002	265250	2135	6/30/03	\$424,025	1380	0	7	1913	3	5400	N	N	2439 2ND AV W
002	511340	0364	2/21/02	\$355,950	1380	1100	7	1946	3	6383	N	N	2713 PROSCH AV W
002	286710	0410	6/26/02	\$419,000	1390	0	7	1950	3	5000	N	N	807 W BARRETT ST
002	940580	0040	2/21/03	\$399,900	1390	500	7	1906	3	4800	N	N	2431 7TH AV W
002	701520	0515	7/25/03	\$459,000	1390	1390	7	1927	3	4876	Y	N	3274 CONKLING PL W
002	265250	0600	5/23/02	\$366,000	1400	0	7	1908	3	4200	N	N	2517 1ST AV W
002	277060	3820	12/29/02	\$302,000	1440	0	7	1903	4	3000	Y	N	1409 W DRAVUS ST
002	285120	0085	4/12/02	\$469,500	1490	0	7	1925	4	5080	N	N	2561 4TH AV W
002	265250	0095	7/16/02	\$319,000	1490	0	7	1906	3	4800	N	N	2516 3RD AV W
002	701520	0590	6/11/03	\$409,340	1520	460	7	1939	3	5144	N	N	3312 9TH AV W
002	940580	0015	6/4/02	\$392,000	1540	0	7	1920	3	4800	N	N	2411 7TH AV W
002	524480	1600	1/2/02	\$300,000	1560	240	7	1910	3	4160	Y	N	2632 1ST AV N
002	126020	0025	5/2/03	\$439,900	1590	0	7	1917	4	2542	N	N	2714 9TH AV W
002	197220	5655	10/24/02	\$390,000	1600	0	7	1924	3	5400	Y	N	24 FLORENTIA ST
002	265250	1960	2/20/03	\$475,000	1630	700	7	1912	4	5384	N	N	2434 2ND AV W
002	701320	0135	4/26/02	\$413,750	1630	0	7	1914	3	4695	N	N	2417 4TH AV W
002	690520	0265	6/15/02	\$410,000	1630	0	7	1949	4	4500	Y	N	3006 13TH AV W
002	277060	4337	9/11/02	\$375,000	1660	140	7	1994	3	1592	N	N	2835 14TH AV W
002	277060	4336	6/26/02	\$368,000	1660	140	7	1994	3	1592	N	N	2837 PROSCH AV W
002	265250	1035	8/29/02	\$360,500	1680	0	7	1924	3	3600	Y	N	9 RAYE ST
002	265250	0515	9/15/03	\$395,000	1690	590	7	1923	3	4000	N	N	103 W RAYE ST
002	524480	0505	9/24/03	\$420,000	1700	0	7	1923	3	4080	Y	N	2930 1ST AV N
002	524480	1650	7/11/03	\$435,000	1710	240	7	1924	4	4000	Y	N	2605 WARREN AV N
002	890000	0240	10/16/03	\$455,000	1760	0	7	1916	3	3201	N	N	3033 4TH AV W
002	511340	0540	10/29/03	\$425,000	1760	1000	7	1946	3	4896	N	N	2806 13TH AV W
002	524480	0670	7/2/03	\$432,000	1780	0	7	1929	3	3600	Y	N	2711 WARREN AV N
002	701320	0180	9/26/02	\$498,000	1810	0	7	1925	4	4800	N	N	2444 4TH AV W
002	524480	0345	6/24/03	\$418,500	1840	200	7	1923	4	4000	Y	N	2939 MAYFAIR AV N
002	524480	0185	6/22/03	\$439,000	1960	0	7	1924	5	4000	Y	N	2908 MAYFAIR AV N

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	787150	0245	6/13/02	\$400,000	2040	0	7	1921	3	4000	N	N	2573 9TH AV W
002	277060	3780	9/25/03	\$440,000	2320	0	7	1905	3	4500	N	N	3031 14TH AV W
002	192504	9002	6/13/02	\$440,000	2460	0	7	1966	3	12536	Y	N	301 RAYE ST
002	097600	0155	5/2/03	\$515,000	900	800	8	1922	5	5080	Y	N	2618 4TH AV W
002	524480	1500	8/19/02	\$333,500	920	0	8	1909	4	1960	Y	N	2624 WARREN AV N
002	701520	0685	6/19/03	\$520,000	1000	800	8	1941	5	5700	N	N	3216 8TH AV W
002	265250	0425	6/17/03	\$435,000	1000	0	8	1912	4	3400	N	N	114 W SMITH ST
002	524480	1245	5/15/03	\$420,000	1110	960	8	1985	3	4000	N	N	2612 MAYFAIR AV N
002	690520	0076	10/10/02	\$399,000	1150	640	8	1942	3	3936	Y	N	3037 11TH AV W
002	681910	0201	6/10/02	\$443,000	1150	760	8	1927	4	4782	Y	N	2718 QUEEN ANNE AV N
002	274960	0075	8/20/02	\$415,000	1170	140	8	1940	3	4800	N	N	1020 W BERTONA ST
002	277110	4880	7/30/03	\$385,000	1170	0	8	1976	3	4000	Y	N	2572 13TH AV W
002	681910	0216	9/16/02	\$460,000	1170	970	8	1929	5	4000	Y	N	8 NEWELL ST
002	690520	0010	7/9/03	\$525,000	1200	920	8	1952	5	7350	N	N	3008 10TH AV W
002	690520	0010	9/24/02	\$490,000	1200	920	8	1952	5	7350	N	N	3008 10TH AV W
002	701520	1095	7/8/03	\$365,000	1210	0	8	1952	3	5200	N	N	3050 11TH AV W
002	701520	1095	5/21/02	\$314,500	1210	0	8	1952	3	5200	N	N	3050 11TH AV W
002	701520	0400	10/27/03	\$410,000	1220	240	8	1952	3	8000	N	N	823 W CREMONA ST
002	940580	0055	4/25/03	\$470,000	1250	0	8	1925	4	4200	N	N	2420 8TH AV W
002	701320	0125	1/27/03	\$447,000	1310	300	8	1928	3	2075	N	N	409 W MCGRAW PL
002	787150	0025	7/1/02	\$465,000	1310	0	8	1905	5	4000	N	N	2419 9TH AV W
002	265250	1535	2/13/03	\$432,000	1340	0	8	1910	4	2166	N	N	5 SMITH ST
002	265250	2040	8/18/03	\$410,000	1360	0	8	1907	3	2400	N	N	114 W MCGRAW ST
002	197220	5720	5/30/03	\$370,000	1360	960	8	1979	3	3600	Y	N	110 FLORENTIA ST
002	744300	0514	3/5/03	\$349,950	1370	0	8	2000	3	1764	N	N	659 W EMERSON ST
002	524480	1425	8/1/03	\$528,250	1380	580	8	1918	5	4000	Y	N	2631 MAYFAIR AV N
002	511340	0369	2/8/02	\$380,500	1380	0	8	1946	3	4222	N	N	2707 PROSCH AV W
002	787150	0190	5/30/03	\$473,000	1390	0	8	1906	4	4000	N	N	2516 10TH AV W
002	242503	9083	7/3/03	\$489,000	1410	0	8	1916	3	3280	N	N	2575 5TH AV W
002	701320	0195	9/12/02	\$502,000	1420	0	8	1907	4	4800	N	N	2434 4TH AV W

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	277060	5060	11/4/02	\$449,000	1430	0	8	1909	3	6000	Y	N	3627 12TH AV W
002	787150	0070	7/31/02	\$406,242	1430	0	8	1908	3	4000	N	N	2418 10TH AV W
002	242503	9082	6/30/03	\$424,000	1440	910	8	1925	3	3700	N	N	2581 6TH AV W
002	787150	0520	3/26/03	\$490,000	1460	0	8	1925	4	2600	N	N	2541 WESTVIEW DR W
002	524480	0180	9/26/03	\$378,222	1460	0	8	1909	2	4000	Y	N	2914 MAYFAIR AV N
002	097600	0270	4/5/02	\$399,950	1470	0	8	1914	3	5220	N	N	2623 3RD AV W
002	690520	0050	11/1/02	\$340,000	1500	300	8	1929	3	5000	Y	N	3024 11TH AV W
002	272160	0135	5/14/03	\$556,000	1530	700	8	1925	4	3358	Y	N	2556 WARREN AV N
002	701320	0016	3/4/03	\$520,000	1540	600	8	1911	5	3177	N	N	2442 5TH AV W
002	701520	1065	8/27/03	\$517,500	1540	380	8	1953	3	6000	Y	N	3027 10TH AV W
002	524480	1158	9/3/02	\$355,000	1550	0	8	1987	3	4303	N	N	2604 3RD AV N
002	274960	0215	6/26/02	\$452,000	1560	940	8	1979	3	4800	Y	N	3408 10TH AV W
002	787150	0480	2/6/02	\$550,000	1580	0	8	1928	4	3600	Y	N	2508 11TH AV W
002	744300	1468	9/3/03	\$380,000	1620	0	8	1995	3	1357	Y	N	3421 8TH AV W
002	265250	1800	8/1/03	\$415,310	1640	0	8	1906	3	3600	N	N	2410 1ST AV W
002	265250	0260	11/22/02	\$580,000	1640	0	8	1925	5	3040	N	N	2501 2ND AV W
002	265300	0110	7/28/03	\$610,000	1670	0	8	1907	5	5400	N	N	2440 1ST AV W
002	213870	0395	2/21/02	\$479,000	1670	0	8	1918	3	3750	N	N	2431 WARREN AV N
002	701320	0245	6/23/03	\$449,000	1680	0	8	1910	3	3600	N	N	2455 3RD AV W
002	681910	0053	8/28/02	\$475,000	1680	0	8	1913	4	2680	Y	N	8 RAYE ST
002	794010	0035	11/8/02	\$509,000	1680	0	8	1922	5	3870	N	N	424 W ARMOUR ST
002	265250	1925	2/19/02	\$445,000	1700	0	8	1906	4	3600	N	N	112 W MCGRAW ST
002	277160	1658	2/21/03	\$489,000	1700	1280	8	1990	3	3000	Y	N	2235 12TH AV W
002	524480	0110	9/10/03	\$480,000	1720	360	8	1914	4	3492	Y	N	354 FULTON ST
002	940580	0090	6/18/03	\$575,000	1780	0	8	1910	5	4320	N	N	2430 9TH AV W
002	277110	4875	4/17/02	\$580,000	1780	0	8	1911	5	4000	N	N	2577 11TH AV W
002	940580	0090	3/21/02	\$550,000	1780	0	8	1910	5	4320	N	N	2430 9TH AV W
002	744300	0655	1/28/02	\$400,000	1810	1810	8	1980	3	5500	N	N	818 W ARGAND ST
002	277060	5005	6/25/03	\$505,000	1830	1440	8	1966	3	6600	Y	N	3624 13TH AV W
002	277060	4550	2/12/03	\$420,000	1850	990	8	1991	3	6000	Y	N	3253 13TH AV W

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	272160	0070	10/17/03	\$685,000	1890	900	8	1923	5	3960	Y	N	2527 WARREN AV N
002	744300	1605	3/22/02	\$450,000	1900	950	8	1968	3	5835	N	N	1018 W EMERSON ST
002	342960	0006	10/18/02	\$630,000	1920	0	8	1919	5	3500	N	N	2606 9TH AV W
002	097600	0392	8/5/03	\$619,950	1956	504	8	2003	3	4000	Y	N	2716 5TH AV W
002	213870	0405	2/26/02	\$512,000	1960	450	8	1921	3	4500	N	N	2427 WARREN AV N
002	277060	5330	10/17/03	\$625,000	1980	500	8	1978	4	6000	Y	N	3237 12TH AV W
002	277060	5330	8/13/02	\$565,000	1980	500	8	1978	4	6000	Y	N	3237 12TH AV W
002	701520	0500	10/29/03	\$620,000	1990	240	8	1927	3	4875	Y	N	3256 CONKLING PL W
002	253330	0400	5/23/03	\$530,000	2060	0	8	1922	3	4000	N	N	2910 9TH AV W
002	272160	0075	5/23/03	\$610,000	2090	0	8	1923	4	3920	Y	N	2531 WARREN AV N
002	272160	0010	1/28/02	\$675,000	2100	0	8	1995	3	3800	Y	N	2550 1ST AV N
002	285120	0100	3/21/02	\$617,000	2130	0	8	1993	5	5080	N	N	2573 4TH AV W
002	524480	0545	12/1/02	\$555,000	2210	0	8	1918	4	4017	N	N	2900 1ST AV N
002	272160	0125	11/5/02	\$595,000	2220	340	8	1923	4	5618	Y	N	110 SMITH ST
002	796510	0115	8/8/02	\$664,000	2250	0	8	1912	5	7200	N	N	2514 8TH AV W
002	286710	0080	3/13/03	\$760,000	2250	700	8	1917	5	5050	N	N	822 W NEWELL ST
002	701520	0520	6/28/02	\$612,000	2270	240	8	1927	4	5150	Y	N	3280 CONKLING PL W
002	242503	9129	10/2/02	\$639,950	2290	0	8	1909	5	3800	N	N	2519 6TH AV W
002	265250	1480	4/24/03	\$522,500	2300	1000	8	1910	3	3600	N	N	2423 1ST AV N
002	701320	0265	5/8/03	\$699,000	2540	1320	8	1927	5	4800	N	N	2437 3RD AV W
002	524480	1605	5/24/02	\$723,000	2550	1500	8	1900	5	4200	Y	N	2630 1ST AV N
002	285120	0105	6/27/03	\$523,350	2570	0	8	1911	3	5080	Y	N	2577 4TH AV W
002	796510	0160	7/15/02	\$675,000	2776	0	8	1902	5	7200	N	N	2565 7TH AV W
002	277160	1925	3/25/03	\$520,000	3000	0	8	1965	3	5378	N	N	1986 GILMAN DR W
002	277110	5065	5/17/02	\$490,000	830	890	9	1926	4	4000	Y	N	2525 12TH AV W
002	192930	0052	6/21/02	\$499,950	1530	670	9	2002	3	3000	Y	N	2721 4TH AV N
002	192930	0055	7/5/02	\$487,000	1530	670	9	2002	3	3002	Y	N	2719 4TH AV N
002	097600	0550	6/27/02	\$715,000	1560	990	9	2001	3	4445	Y	N	2711 4TH AV W
002	277060	4170	2/18/03	\$554,000	1620	0	9	1998	3	1863	Y	N	2501 13th AV W
002	690520	0419	7/29/03	\$460,000	1660	360	9	1999	3	1785	Y	N	2651 12TH AV W

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	192930	0331	10/20/03	\$625,000	1680	840	9	1995	3	6400	Y	N	410 RAYE ST
002	681910	0112	4/9/03	\$725,000	1730	670	9	1925	5	2600	N	N	22 W RAYE ST
002	949170	0065	5/9/02	\$536,000	1760	390	9	1999	3	3096	Y	N	2700 11TH AV W
002	701520	0820	3/18/03	\$643,500	1790	150	9	1930	4	5733	Y	N	742 W ETRURIA ST
002	701520	1045	12/20/02	\$505,000	1920	0	9	1929	3	5797	Y	N	904 W BARRETT ST
002	690520	0420	1/21/03	\$555,000	1940	630	9	1999	3	3568	Y	N	2653 12TH AV W
002	701520	0250	2/15/03	\$625,000	1980	440	9	1927	3	6390	Y	N	824 W ETRURIA ST
002	787150	0280	1/21/03	\$630,000	2010	240	9	1994	5	3600	N	N	913 W RAYE ST
002	701520	1015	12/17/02	\$505,000	2080	0	9	1929	3	5156	Y	N	812 W BARRETT ST
002	701520	0260	4/25/02	\$835,000	2120	790	9	1928	5	7002	Y	N	836 W ETRURIA ST
002	701520	0065	6/23/03	\$825,000	2170	1000	9	1936	5	5400	Y	N	3203 10TH AV W
002	524480	1715	8/13/02	\$590,000	2200	0	9	2002	3	2997	Y	N	2724 NOB HILL AV N
002	787150	0735	4/30/03	\$732,000	2240	830	9	1990	4	3803	Y	N	1024 W MCGRAW ST
002	277060	5405	2/27/02	\$500,000	2280	0	9	2001	3	4800	Y	N	3216 12TH AV W
002	701320	0145	11/5/02	\$560,000	2530	0	9	2000	3	4800	N	N	2411 4TH AV W
002	787150	0550	2/18/03	\$869,000	2700	1200	9	1995	4	8496	Y	N	2552 11TH AV W
002	681910	0305	6/20/02	\$720,000	2740	1340	9	1997	3	4800	N	N	2814 1ST AV W
002	277110	5095	9/29/03	\$746,000	1440	780	10	1973	5	4000	Y	N	2549 12TH AV W
002	701520	0125	5/20/02	\$725,000	2030	600	10	1981	4	4839	Y	N	3260 11TH AV W
002	253330	0460	6/23/03	\$765,000	2930	0	10	1986	3	4500	Y	N	2908 10TH PL W
009	352890	0100	12/3/02	\$299,000	720	340	6	1915	4	4800	Y	N	2511 4TH AV N
009	239710	0020	10/9/02	\$345,000	780	0	6	1993	3	3600	N	N	2148 7TH AV W
009	080900	0820	7/23/02	\$325,000	780	780	6	1991	3	1750	N	N	115 BLAINE ST
009	423290	0235	6/18/02	\$337,500	870	0	6	1906	4	3600	N	N	1806 6TH AV W
009	080900	1735	3/14/02	\$326,500	930	0	6	1920	5	3900	N	N	112 BLAINE ST
009	239710	1195	7/23/03	\$298,000	1150	0	6	1906	3	3600	N	N	1910 5TH AV W
009	239710	1180	5/22/02	\$330,000	1160	0	6	1906	3	5400	N	N	1918 5TH AV W
009	616990	1030	2/21/02	\$480,000	1180	0	6	1900	3	6300	Y	N	1422 9TH AV W
009	179450	0280	6/12/03	\$335,000	780	780	7	1913	4	1800	N	N	110 W BOSTON ST
009	239710	1316	3/27/02	\$358,000	880	540	7	1919	3	2400	N	N	519 W CROCKETT ST

Improved Sales Used in this Annual Update Analysis
Area 12
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	423290	1990	10/28/02	\$392,000	910	0	7	1909	3	3600	N	N	1617 3RD AV W
009	352890	0420	3/12/03	\$337,900	920	500	7	1915	4	1364	N	N	2414 BIGELOW AV N
009	213870	0085	11/14/02	\$399,900	960	0	7	1911	4	1340	N	N	201 MCGRAW ST
009	616990	0142	1/22/03	\$418,000	960	360	7	1900	4	1340	Y	N	1113 8TH AV W
009	186110	0245	5/22/02	\$449,000	990	940	7	1919	5	3600	N	N	1826 11TH AV W
009	239710	0935	9/26/02	\$385,000	1000	0	7	1906	3	3600	Y	N	1944 4TH AV W
009	239710	0375	3/5/02	\$369,500	1000	250	7	1999	3	3600	N	N	2119 5TH AV W
009	616990	0096	3/6/03	\$418,000	1010	0	7	1906	5	2160	Y	N	714 W PROSPECT ST
009	186110	0222	3/20/03	\$470,000	1020	970	7	2003	3	2700	N	N	1008 W BLAINE ST
009	239710	0630	10/9/02	\$320,500	1020	0	7	1906	3	3600	N	N	2148 4TH AV W
009	080900	1700	3/14/03	\$420,000	1030	600	7	1907	4	2148	N	N	109 HOWE ST
009	186140	0066	9/18/03	\$297,000	1030	0	7	1962	3	1800	N	N	1003 W GARFIELD ST
009	179450	0695	7/27/03	\$411,500	1110	0	7	1904	5	3600	N	N	115 W BOSTON ST
009	701120	0575	5/7/02	\$390,000	1120	770	7	1905	3	3600	N	N	2149 8TH AV W
009	271410	0020	2/28/03	\$607,000	1130	0	7	1919	4	1776	Y	N	406 COMSTOCK PL
009	239710	0095	5/31/02	\$508,000	1130	730	7	1905	5	3600	N	N	2104 7TH AV W
009	423290	1970	4/17/03	\$372,500	1130	0	7	1907	3	3600	N	N	1629 3RD AV W
009	423290	3105	7/7/03	\$347,000	1130	0	7	1906	3	3600	N	N	1528 5TH AV W
009	731890	0062	3/19/03	\$360,000	1130	460	7	1978	3	5000	N	N	1511 2ND AV N
009	179450	0440	7/24/02	\$352,500	1130	0	7	1914	3	3720	N	N	2230 3RD AV W
009	192504	9007	9/22/03	\$420,000	1130	1100	7	1936	3	10322	Y	N	2510 LORENTZ PL N
009	701120	0880	4/26/02	\$424,950	1150	330	7	1918	3	3600	Y	N	1906 8TH AV W
009	080900	0550	4/4/02	\$475,000	1150	500	7	1929	4	4000	N	N	1610 3RD AV N
009	080900	0545	4/3/02	\$425,000	1150	100	7	1929	3	4000	N	N	1606 3RD AV N
009	080900	0815	1/8/03	\$399,950	1160	200	7	1904	3	2000	N	N	119 BLAINE ST
009	239710	0605	4/14/03	\$425,000	1170	0	7	1913	4	2400	N	N	410 W CROCKETT ST
009	179450	0295	7/12/02	\$300,000	1180	0	7	1904	4	2700	N	N	117 W MCGRAW ST
009	186060	0505	10/16/03	\$536,000	1200	0	7	1922	3	6000	Y	N	1808 9TH AV W
009	080900	1895	7/28/03	\$420,000	1200	70	7	1925	3	3400	N	N	308 HOWE ST
009	423290	3515	5/16/03	\$489,000	1210	150	7	1902	5	3600	N	N	1518 3RD AV W

Improved Sales Used in this Annual Update Analysis
Area 12
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	080900	0805	9/3/03	\$490,700	1210	200	7	1904	5	3600	N	N	1722 1ST AV N
009	080900	2030	3/4/03	\$420,000	1230	250	7	1926	4	3600	N	N	1903 NOB HILL AV N
009	701120	1245	9/18/03	\$407,000	1270	0	7	1906	3	3600	N	N	1928 10TH AV W
009	534420	0330	1/22/03	\$524,000	1270	0	7	1921	4	6000	N	N	312 WHEELER ST
009	239710	0025	8/19/03	\$498,500	1280	0	7	1905	4	5400	N	N	2144 7TH AV W
009	080900	0835	9/8/03	\$450,000	1300	200	7	1905	3	6000	N	N	1713 WARREN AV N
009	423290	2380	6/6/02	\$399,950	1300	0	7	1906	4	3600	N	N	1617 5TH AV W
009	239710	0302	10/17/02	\$417,000	1310	0	7	1906	4	2460	N	N	518 W CROCKETT ST
009	423290	0245	8/5/02	\$330,000	1330	0	7	1910	3	3600	N	N	1800 6TH AV W
009	186060	0015	10/28/03	\$1,068,000	1340	600	7	1940	3	7200	Y	N	1525 7TH AV W
009	423290	3760	5/8/03	\$427,200	1360	700	7	1984	3	3600	N	N	1517 1ST AV W
009	423290	2390	6/27/02	\$370,000	1360	0	7	1903	4	3600	N	N	1611 5TH AV W
009	239710	1107	10/9/03	\$427,000	1370	140	7	1913	3	2400	N	N	410 W HOWE ST
009	080900	1890	3/12/02	\$497,000	1370	700	7	1912	5	3500	N	N	1903 3RD AV N
009	080900	2300	4/23/03	\$544,000	1380	700	7	1919	4	3240	N	N	302 NEWTON ST
009	545780	1050	7/28/03	\$525,000	1400	0	7	1909	3	4200	N	N	1110 NOB HILL AV N
009	239710	0690	5/30/02	\$420,000	1410	300	7	1982	3	3600	N	N	2112 4TH AV W
009	239710	1055	3/27/03	\$462,000	1430	400	7	1911	4	3600	N	N	1935 4TH AV W
009	423290	1785	3/21/03	\$435,000	1430	620	7	1910	4	3600	N	N	1629 2ND AV W
009	423290	3670	3/26/03	\$499,000	1440	0	7	1983	3	3600	N	N	1536 2ND AV W
009	352890	0151	6/11/02	\$399,950	1440	190	7	1922	3	4200	Y	N	435 HALLADAY ST
009	423290	1505	3/13/02	\$479,000	1450	1000	7	1925	4	4800	N	N	1612 1ST AV W
009	080900	3810	6/14/02	\$450,000	1470	120	7	1913	4	6000	N	N	2307 4TH AV N
009	323220	0181	7/10/02	\$349,950	1480	580	7	1919	3	2160	N	N	1837 12TH AV W
009	080900	1780	6/5/03	\$320,500	1490	0	7	1910	3	6000	N	N	1915 WARREN AV N
009	179450	0240	2/26/02	\$432,500	1500	0	7	1925	3	3600	N	N	109 W MCGRAW ST
009	080900	2050	7/30/02	\$463,500	1500	0	7	1908	5	3960	N	N	1904 NOB HILL AV N
009	239710	1015	9/7/02	\$420,000	1500	0	7	1921	3	3000	N	N	405 W CROCKETT ST
009	423290	3265	6/24/02	\$355,000	1500	0	7	1900	5	2400	N	N	321 W GARFIELD ST
009	239710	0300	11/4/02	\$389,950	1530	0	7	1907	3	2220	N	N	514 W CROCKETT ST

Improved Sales Used in this Annual Update Analysis
Area 12
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	423290	2040	6/3/03	\$460,000	1530	0	7	1902	5	2400	N	N	317 W BLAINE ST
009	080900	3230	4/18/02	\$478,000	1540	120	7	1913	4	2800	N	N	307 LYNN ST
009	080900	0661	6/5/02	\$443,000	1540	0	7	1911	4	4000	N	N	211 HAYES ST
009	352890	0150	1/24/02	\$430,000	1550	0	7	1923	4	4200	Y	N	431 HALLADAY ST
009	423290	1188	10/31/03	\$330,000	1550	0	7	1978	3	1800	N	N	24 W BLAINE ST
009	239710	0125	10/25/02	\$450,000	1660	1150	7	1906	4	3600	N	N	2147 6TH AV W
009	616990	1230	1/22/02	\$392,870	1660	150	7	1925	3	5400	N	N	1425 10TH AV W
009	609600	0340	8/15/02	\$715,000	1670	1000	7	1904	4	6373	Y	N	318 LEE ST
009	239710	0685	6/18/02	\$550,000	1700	0	7	1989	3	3600	N	N	2116 4TH AV W
009	692670	0100	8/23/03	\$615,000	1730	0	7	1995	3	4000	N	N	1807 BIGELOW AV N
009	770510	0170	3/12/03	\$637,000	1730	0	7	1908	5	2070	Y	N	1110 W GARFIELD ST
009	239710	0470	4/9/02	\$397,500	1760	1010	7	1915	3	3600	N	N	2122 5TH AV W
009	081000	0120	7/18/03	\$599,999	1790	900	7	1926	4	6000	Y	N	1606 1ST AV N
009	423290	1635	3/27/03	\$340,000	1820	600	7	1922	3	3200	N	N	1634 2ND AV W
009	239710	0916	3/21/03	\$470,000	1830	0	7	1907	3	4800	N	N	315 W CROCKETT ST
009	272160	0215	6/12/03	\$420,000	1850	120	7	1924	4	4000	N	N	2506 WARREN AV N
009	352890	0165	9/27/02	\$449,500	1930	0	7	1925	4	5250	Y	N	423 HALLADAY ST
009	545780	0855	1/14/03	\$540,000	1980	0	7	1925	2	4560	N	N	312 PROSPECT ST
009	770510	0130	3/5/02	\$490,000	2030	0	7	1912	3	2859	Y	N	1111 W BLAINE ST
009	770510	0130	11/29/02	\$460,000	2030	0	7	1912	3	2859	Y	N	1111 W BLAINE ST
009	423290	0620	5/3/02	\$422,750	2030	0	7	1925	3	5400	Y	N	1815 3RD AV W
009	701120	0195	2/21/02	\$448,000	2100	250	7	1909	3	4000	N	N	2159 10TH AV W
009	080900	3140	1/24/03	\$552,750	2140	0	7	1913	3	4000	N	N	2222 NOB HILL AV N
009	081000	0085	7/18/03	\$608,500	2300	1260	7	1922	4	6000	N	N	1617 2ND AV N
009	956180	0130	9/17/02	\$800,000	2760	760	7	1918	3	7200	N	N	1240 3RD AV N
009	239710	0865	3/20/02	\$520,000	2920	0	7	1962	4	7200	N	N	1925 3RD AV W
009	701120	1018	1/27/03	\$301,000	920	120	8	2002	3	1788	N	N	1944 A 9TH AV W
009	701120	1019	3/24/03	\$280,000	920	120	8	2002	3	1080	N	N	1944 B 9TH AV W
009	179450	0480	6/13/02	\$335,000	1000	0	8	1909	3	2700	N	N	2200 3RD AV W
009	701120	0394	4/16/02	\$347,000	1110	222	8	2001	3	1500	N	N	821 MCGRAW ST

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	701120	0396	2/8/02	\$350,000	1110	222	8	2001	3	1500	N	N	2156 9TH AV
009	701120	0396	1/7/03	\$343,000	1110	222	8	2001	3	1500	N	N	2156 9TH AV
009	173280	1015	8/21/02	\$745,000	1180	250	8	1959	4	5070	Y	N	1313 5TH AV W
009	080900	1765	3/12/03	\$460,000	1210	400	8	1926	3	4000	N	N	1923 WARREN AV N
009	701120	1230	3/4/03	\$520,000	1210	940	8	1929	4	5400	Y	N	1934 10TH AV W
009	423290	0380	12/3/02	\$450,000	1230	0	8	1910	4	3600	N	N	1816 5TH AV W
009	080900	2555	9/13/02	\$525,000	1250	840	8	1902	5	5400	N	N	2017 2ND AV N
009	545780	1149	2/20/02	\$570,000	1280	800	8	1980	4	6120	Y	N	359 PROSPECT ST
009	239710	0355	6/24/02	\$372,000	1340	0	8	1988	3	3600	N	N	2131 5TH AV W
009	179450	0300	10/28/03	\$395,000	1360	0	8	1904	3	2700	N	N	2234 2ND AV W
009	213870	0225	9/11/03	\$400,000	1360	0	8	1919	3	3952	N	N	180 MCGRAW PL
009	213870	0055	2/12/03	\$489,000	1380	0	8	1912	5	2600	N	N	153 MCGRAW ST
009	081000	0110	9/4/03	\$521,500	1440	0	8	1904	4	3000	N	N	108 GARFIELD ST
009	423290	1840	3/21/02	\$457,000	1440	600	8	1908	4	2400	N	N	210 W GARFIELD ST
009	239710	0816	6/5/02	\$525,000	1450	640	8	1913	4	2400	N	N	305 W CROCKETT ST
009	731890	0031	12/26/02	\$458,000	1460	0	8	1921	5	2650	N	N	158 GALER ST
009	080900	0540	10/1/02	\$409,000	1460	0	8	1900	4	2500	N	N	312 GARFIELD ST
009	388090	0140	10/10/03	\$1,100,000	1490	0	8	1947	3	9088	Y	N	417 W PROSPECT ST
009	423290	3715	5/22/02	\$500,000	1500	870	8	1911	4	3600	N	N	1506 2ND AV W
009	423290	1765	6/13/02	\$410,000	1500	240	8	1902	3	4560	N	N	1635 2ND AV W
009	080900	1260	9/19/03	\$625,000	1540	0	8	1906	5	5775	Y	N	1706 4TH AV N
009	545730	1005	12/16/02	\$970,000	1540	1520	8	1939	5	5061	Y	N	1112 BIGELOW AV N
009	239710	0640	3/6/03	\$575,000	1560	870	8	1907	5	3600	N	N	2142 4TH AV W
009	080900	1105	4/18/03	\$520,000	1560	600	8	1984	4	4000	N	N	315 BLAINE ST
009	239710	0640	4/22/02	\$525,000	1560	870	8	1907	5	3600	N	N	2142 4TH AV W
009	080900	2070	9/12/03	\$418,000	1560	0	8	1913	3	2970	N	N	1916 NOB HILL AV N
009	179450	0825	4/3/02	\$448,000	1560	0	8	1906	5	5400	N	N	2124 1ST AV W
009	352890	0190	6/20/03	\$520,000	1570	420	8	1927	4	3500	Y	N	2518 4TH AV N
009	423290	0340	11/14/02	\$387,000	1570	0	8	1916	3	2400	N	N	425 W HOWE ST
009	080900	0255	8/8/03	\$627,500	1580	0	8	1901	5	3000	N	N	1512 NOB HILL AV N

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	081000	0080	8/21/03	\$551,000	1580	810	8	1925	4	2750	N	N	163 HAYES ST
009	423290	3768	2/24/03	\$519,000	1600	400	8	2003	3	3600	N	N	1511 1ST AV W
009	323220	0045	11/15/02	\$529,000	1600	0	8	1915	4	5407	N	N	1831 11TH AV W
009	186110	0055	10/7/02	\$645,000	1630	240	8	1907	4	3600	Y	N	1619 9TH AV W
009	616990	0440	9/19/03	\$699,000	1640	660	8	1930	4	6600	Y	N	1217 10TH AV W
009	616990	0230	4/22/02	\$498,800	1680	860	8	1974	5	2870	Y	N	1127 9TH AV W
009	080900	2365	11/6/02	\$495,000	1690	0	8	1918	4	2833	N	N	2017 NOB HILL AV N
009	423290	3640	3/19/03	\$452,250	1690	830	8	1909	2	4410	N	N	1509 2ND AV W
009	423290	3710	3/21/02	\$522,000	1710	400	8	1984	3	3600	N	N	1510 2ND AV W
009	080900	0440	9/24/02	\$629,000	1730	790	8	1924	5	3320	N	N	358 GARFIELD ST
009	701120	1115	5/20/03	\$560,000	1730	1040	8	1985	3	3284	Y	N	1913 8TH AV W
009	186140	0116	10/31/02	\$410,000	1740	460	8	1988	3	2400	N	N	1002 W GALER ST
009	323220	0135	6/7/02	\$495,000	1740	100	8	1996	3	3990	Y	N	1803 12TH AV W
009	081000	0070	10/2/02	\$490,000	1750	0	8	1914	4	3000	N	N	153 HAYES ST
009	423290	2500	3/5/02	\$442,000	1750	200	8	1925	4	3200	N	N	1606 6TH AV W
009	080900	2075	8/14/02	\$510,000	1750	600	8	1913	5	2970	N	N	1920 NOB HILL AV N
009	701120	0172	3/7/02	\$381,000	1770	0	8	1989	3	2346	N	N	2145 10TH AV W
009	701120	0760	10/22/02	\$526,000	1780	0	8	1914	3	3600	N	N	2141 7TH AV W
009	352890	0577	3/7/03	\$647,000	1800	0	8	1908	4	3960	Y	N	2322 BIGELOW AV N
009	179450	0415	10/7/03	\$485,000	1800	0	8	1915	3	2360	N	N	219 W MCGRAW ST
009	545780	1760	8/27/03	\$639,000	1800	0	8	1925	3	2800	Y	N	1116 4TH AV N
009	423290	2620	12/3/02	\$660,000	1800	500	8	1920	5	3600	Y	N	1632 7TH AV W
009	352890	0195	3/25/02	\$595,000	1810	0	8	1906	4	10500	Y	N	2502 4TH AV N
009	421240	0050	5/29/02	\$452,000	1830	0	8	1914	3	4050	N	N	1422 WARREN AV N
009	352890	0136	5/17/02	\$615,000	1840	0	8	1916	4	3640	Y	N	360 WHEELER ST
009	168940	1230	7/28/03	\$715,000	1880	0	8	1913	4	4875	Y	N	1602 5TH AV N
009	352890	0105	5/17/02	\$630,000	1910	750	8	1911	4	5760	Y	N	2507 4TH AV N
009	213870	0186	4/3/02	\$500,000	1940	1000	8	1977	3	8000	N	N	2501 2ND AV N
009	081000	0075	2/25/03	\$545,000	1950	980	8	1925	5	3250	N	N	1621 2ND AV N
009	239710	0160	6/20/02	\$455,000	1970	0	8	1908	3	3600	N	N	2125 6TH AV W

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	423290	0165	7/5/02	\$560,100	1980	640	8	1990	3	2400	N	N	606 W BLAINE ST
009	423290	3495	11/22/02	\$550,000	1980	1010	8	1901	5	5400	N	N	1528 3RD AV W
009	239710	0170	9/9/02	\$445,000	2000	0	8	1997	3	3600	N	N	2119 6TH AV W
009	239710	0170	5/14/02	\$429,950	2000	0	8	1997	3	3600	N	N	2119 6TH AV W
009	423290	2295	5/2/02	\$552,000	2010	0	8	1996	3	3600	N	N	1620 5TH AV W
009	545730	0815	6/6/03	\$839,000	2050	240	8	1924	2	8112	Y	N	916 WARREN AV N
009	545780	0900	9/20/02	\$1,100,000	2070	510	8	1900	4	5971	Y	N	309 HIGHLAND DR
009	692370	0070	9/25/02	\$587,100	2110	0	8	1903	5	4000	N	N	1902 1ST AV N
009	239710	0240	6/4/02	\$537,835	2140	0	8	2002	3	3600	N	N	2136 6TH AV W
009	168940	0490	6/18/02	\$770,000	2170	1120	8	1924	5	4680	Y	N	2114 BIGELOW AV N
009	239710	0915	10/18/02	\$550,000	2180	480	8	1907	4	3200	Y	N	1956 4TH AV W
009	616990	1136	3/21/03	\$550,000	2220	530	8	1914	3	4200	N	N	1432 10TH AV W
009	168940	1240	4/14/03	\$950,000	2260	480	8	1930	4	5947	Y	N	1606 5TH AV N
009	239710	1425	7/1/02	\$532,000	2270	0	8	1988	3	3600	N	N	1953 6TH AV W
009	352890	0285	4/9/02	\$880,000	2310	0	8	1925	5	5250	Y	N	431 SMITH ST
009	616990	0500	4/22/03	\$725,000	2360	0	8	1921	4	7200	Y	N	1218 10TH AV W
009	423290	2580	9/19/02	\$557,000	2420	0	8	1908	3	7200	N	N	1611 6TH AV W
009	173180	0475	8/22/02	\$639,000	2490	0	8	1905	3	3779	N	N	1224 3RD AV W
009	692670	0405	9/20/03	\$758,000	2640	890	8	1920	3	4500	Y	N	2001 5TH AV N
009	173280	0835	7/18/03	\$907,000	2720	0	8	1902	3	9600	N	N	416 W HIGHLAND DR
009	387990	0780	4/2/02	\$635,000	2730	1200	8	1904	2	6400	Y	N	1015 1ST AV W
009	186140	0150	10/10/03	\$650,000	2780	1390	8	1969	3	5400	Y	N	1516 11TH AV W
009	173180	0670	8/1/02	\$815,000	3070	0	8	1991	3	6111	N	N	1323 1ST AV W
009	616990	1105	3/13/03	\$810,000	3390	680	8	1900	3	7200	Y	N	1415 9TH AV W
009	701120	1017	9/26/02	\$465,000	1320	380	9	2002	3	1593	Y	N	1946 A 9TH AV W
009	701120	1016	3/7/03	\$390,000	1320	380	9	2002	3	1156	Y	N	1946 B 9TH AV W
009	701120	1015	12/19/02	\$424,000	1320	380	9	2002	3	1585	Y	N	1946 C 9TH AV W
009	701120	1024	4/14/03	\$510,000	1600	400	9	2002	3	2558	Y	N	1940 A 9TH AV W
009	421240	0045	1/23/02	\$499,000	1710	430	9	2001	3	2026	N	N	1425 ORANGE PL N
009	173180	0090	6/12/02	\$684,500	1720	200	9	1930	3	4030	Y	N	18 W PROSPECT ST

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	352890	0065	2/20/03	\$845,000	1790	800	9	1915	5	4000	N	N	2407 4TH AV N
009	169890	0180	10/15/02	\$445,000	1790	0	9	1929	3	2952	N	N	2518 NOB HILL PL N
009	770510	0126	4/15/02	\$528,000	1840	290	9	1989	3	2210	Y	N	1117 W BLAINE ST
009	387990	1490	5/23/03	\$850,000	1840	0	9	1922	4	3686	Y	N	508 W KINNEAR PL
009	081000	0180	7/11/02	\$548,000	1890	300	9	1905	3	3200	N	N	108 HAYES ST
009	352890	0480	4/4/03	\$705,000	1890	840	9	1919	5	4200	N	N	412 MCGRAW ST
009	609600	0380	8/11/03	\$1,009,000	1910	380	9	1904	4	6871	Y	N	321 LEE ST
009	352890	0086	12/23/02	\$675,000	1910	800	9	2002	3	3200	N	N	2517 4TH AV N
009	701120	0815	4/17/03	\$695,000	1980	0	9	1911	4	4800	Y	N	1944 8TH AV W
009	169890	0040	4/4/03	\$730,000	2030	600	9	1927	5	4000	N	N	2459 NOB HILL AV N
009	168940	0525	2/14/02	\$530,000	2050	0	9	1923	3	3657	N	N	467 BOSTON ST
009	545780	1015	10/8/02	\$720,000	2060	0	9	1925	3	3700	Y	N	353 HIGHLAND DR
009	168940	1290	3/22/03	\$865,000	2090	690	9	1957	3	5700	Y	N	1602 BIGELOW AV N
009	701120	1175	3/12/03	\$785,000	2100	700	9	1926	4	4320	Y	N	1949 8TH AV W
009	387990	1895	4/10/03	\$785,000	2100	0	9	1924	4	4000	N	N	617 W KINNEAR PL
009	080900	3065	4/3/03	\$599,000	2240	540	9	1995	3	4618	N	N	2208 4TH AV N
009	352890	0510	5/9/03	\$839,000	2280	0	9	1925	5	4725	N	N	458 MCGRAW ST
009	352890	0515	7/7/03	\$698,950	2290	800	9	1930	5	4410	N	N	460 MCGRAW ST
009	387990	1910	6/5/03	\$1,000,000	2360	0	9	1924	5	4000	N	N	621 W KINNEAR PL
009	186060	0645	4/9/03	\$1,050,000	2420	830	9	1900	5	3600	Y	N	803 W GARFIELD ST
009	423290	2020	3/19/02	\$685,000	2420	1210	9	2001	3	3600	N	N	310 W GARFIELD ST
009	616990	0085	10/28/02	\$995,000	2460	890	9	1991	3	7220	Y	N	1108 8TH AV W
009	887300	0062	3/27/03	\$1,287,500	2660	1330	9	1925	3	7655	Y	N	119 TOWER PL
009	323220	0065	8/19/03	\$654,375	2750	0	9	1989	3	3625	Y	N	1808 12TH AV W
009	173280	1340	2/15/02	\$820,000	2860	0	9	1904	3	6779	N	N	1418 WILLARD AV W
009	173280	0975	9/26/03	\$900,000	3050	0	9	1903	4	8000	N	N	416 W COMSTOCK ST
009	173180	0450	8/8/03	\$1,800,000	3800	320	9	1914	4	12800	Y	N	222 W HIGHLAND DR
009	949470	0006	3/21/03	\$762,500	4539	0	9	1979	2	5400	Y	N	162 HIGHLAND DR
009	701420	0043	1/17/02	\$529,950	1640	420	10	2001	3	1726	N	N	116 GALER ST
009	701420	0043	6/25/03	\$507,900	1640	420	10	2001	3	1726	N	N	116 GALER ST

Improved Sales Used in this Annual Update Analysis
Area 12
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	168940	0385	8/1/02	\$945,000	2320	0	10	1923	4	5850	N	N	2212 BIGELOW AV N
009	322020	0040	3/21/02	\$950,000	2340	500	10	1978	3	5432	Y	N	150 HIGHLAND DR
009	887300	0044	8/16/02	\$1,045,000	2350	1730	10	1977	3	5200	Y	N	118 HIGHLAND DR
009	081000	0010	2/11/02	\$749,000	2490	930	10	2001	3	6000	N	N	1608 2ND AV N
009	616990	0956	7/18/03	\$1,200,000	2840	0	10	1900	3	6300	Y	N	1433 8TH AV W
009	302504	9054	8/13/02	\$1,800,000	2950	1270	10	1924	4	11388	Y	N	354 HIGHLAND DR
009	168940	0730	7/9/02	\$1,180,000	2980	0	10	1973	3	9228	Y	N	2010 TAYLOR AV N
009	423290	0570	6/18/02	\$950,000	2990	440	10	1919	3	7200	Y	N	1802 4TH AV W
009	080900	0360	10/16/03	\$1,235,000	3400	0	10	1911	5	5773	Y	N	406 GALER ST
009	545780	0005	4/11/02	\$1,570,000	3510	0	10	2000	3	6600	Y	N	224 WARD ST
009	239710	1595	2/21/02	\$1,395,000	3700	840	10	1931	5	7200	Y	N	1908 7TH AV W
009	173280	0535	9/17/03	\$2,700,000	4870	1500	10	1913	4	20553	Y	N	1220 7TH AV W
009	186060	0260	1/14/03	\$990,000	3160	0	11	1991	4	2750	N	N	710 W GARFIELD ST
009	186060	0695	5/7/02	\$2,000,000	2670	770	12	1907	5	3300	Y	N	1505 8TH AV W
009	173280	0490	5/20/03	\$1,980,000	4720	650	12	1940	4	15490	Y	N	665 W HIGHLAND DR
009	173280	0455	12/20/02	\$2,000,000	6830	0	13	1979	3	8543	Y	N	623 W HIGHLAND DR

Vacant Sales Used in this Annual Update Analysis
Area 12

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	744300	1510	1/7/02	200000	4400	Y	N
9	080900	0370	10/16/03	450000	5773	N	N
9	616990	0965	7/29/03	650000	5989	Y	N



King County
Department of Assessments
King County Administration Bldg.
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www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

Scott Noble

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr